

012.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,019,400 / 1,019,400

ASSESSED:

1,019,400 / 1,019,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		PUTNAM RD, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7149.000	480,100			539,300	1,019,400		
Total Card		0.164	480,100	539,300		1,019,400	Entered Lot Size		
Total Parcel		0.164	480,100	539,300		1,019,400	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card: 400.08		/Parcel: 400.08	Land Unit Type:		

OWNERSHIP

Unit #:

Owner 1: CADORETTE RALPH/BEVERLY

Owner 2:

Owner 3:

Street 1: 15 PUTNAM ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROSENBERG ERIC H -

Owner 2: GODDARD JENNIFER M -

Street 1: 15 PUTNAM ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2548 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7149	Sq. Ft.	Site			0	85.	0.89	2									539,303						539,300	

Total AC/HA: 0.16412

Total SF/SM: 7149

Parcel LUC: 101 One Family

Prime NB Desc KEL/MANOR

Total:

539,303

Spl Credit

Total: 539,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 1	Rating: Good												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Very Good												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: WHITE				A Kits:	Rating:												
View / Desir: k - Kelwyn Manor				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1939	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G12	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD	Phys Cond: VG - Very Good 4.6 %			Functional:													
Prim Int Wal 2	- Plaster			Economic:													
Sec Int Wall:	%			Special:													
Partition: T	- Typical			Override:													
Prim Floors: 3	- Hardwood			Total:	4.6 %												
Sec Floors:	%																
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 110.00	COMPARABLE SALES												
Bsmnt Gar:				Size Adj.: 1.06208789	Rate	Parcel ID	Typ										
Electric: 3	- Typical			Const Adj.: 0.98990101	Date	Sale Price											
Insulation: 2	- Typical			Adj \$ / SQ: 115.650													
Int vs Ext: S				Other Features: 110144													
Heat Fuel: 1	- Oil			Grade Factor: 1.10													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 503257	Juris. Factor: 1.00	Before Depr: 127.21											
% Com Wal	% Sprinkled			Depreciation: 23150	Special Features: 0	Val/Su Net: 106.52											
Depreciated Total: 480107				Final Total: 480100	Val/Su SzAd	188.42											
MOBILE HOME				Make:	Model:	Serial #	Year:	Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID 012.0-0005-0005.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					